

TOWN OF YORK PLANNING BOARD  
THURSDAY, DECEMBER 15, 2005, 7:00 PM  
YORK SENIOR CENTER

Chairman Barrie Munro began the meeting at 7:05. Glenn Farrell, Barrie Munro, Richard Smith, Tom Manzi, and alternates Lee Corbin and Michelle Moody were present. Glen MacWilliams was absent. Barrie Munro asked Lee Corbin to vote in place of Glen MacWilliams. Town Planner Steve Burns represented staff. Patience Horton took minutes. A back-up recording of the meeting was made on a tape recorder.

**Public Input**

**Open to the public to address any issue.**

The chairman opened and closed Public Input. No one came forward to speak.

**Application Follow-Up (with no public hearings)**

The order for the application follow-ups was changed because the architect for the first review had not arrived. The **Union Bluff Function Center** came first.

**Union Bluff Function Hall, 4 & 6 Beach Street. Map & Lot 0024-0043 and 0024-0043-B. Re-application for Site Plan review to raze the theater building and construct a new function hall. Check for completeness.**

Steve Burns said that he had not reviewed this application for completeness. It had been reviewed before, and the application period had expired. Brent Merritt of the Union Bluff began by saying that he is not planning to do anything in on Gulf Street in back of the planned function hall. JoAnn Fryer of CLD Engineering said that the site abuts Atlantic House. Brent Merritt asked for a waiver on the traffic input plan. Barrie Munro answered that the board was not in favor of that because what is proposed is a big enough building that there should be an understanding of the traffic. Glenn Farrell asked about the offsite parking with a shuttle bus and valet parking. JoAnn Fryer said that she would submit parking information during the next review. The proposed satellite parking is adjacent (to the left) of the York Beach Post Office. Barrie Munro said that the setbacks have to be well defined. Glenn Farrell asked about the appearance of the new building, and Steve Burns answered that the planning office still has those plans from the past application.

**Motion** Glenn Farrell moved to accept the application as complete for the purpose of future review. Tom Manzi seconded the motion, which passed, 5-0.

**York Village Business Center, 14 Cider Hill Road (Route 91). Map & Lot: 0053-0009. Application for Final Approval for a Route One Use Permit and condominium conversion for a mixed-use commercial development. Deliberation, decision possible.**

Jim Hanley of Alliance Engineering went over some outstanding issues with the board. The information he had presented about the sidewalks at the York Village Business Center (YVBC) satisfied the requirement, said the chairman. Sheet 2 had been revised, as requested. Steve Burns said the buildings to be sprinkled had been identified, which would go into a plan note.

Steve Burns had received e-mail from Glen MacWilliams about the need for a complete architectural review before approving each building. After board discussion, it was decided a Plan Note would be made indicating that the developer must come before the Planning Board for approval of each individual, subsequent building prior to the issuance of its permit. The board and the applicant agreed to the plan note.

Barrie Munro said that the No. 3 wooden stockade privacy fencing by the Franklin properties had been acknowledged on the plan. There was a discussion about arranging pre-blast surveys of the Franklin houses. Glenn Farrell said that before big trucks come onto the Business Center property for infrastructure work, before Phase 2, the chimneys on both houses should be photographed, as well as pre-blast surveys made.

Jim Hanley said that the final DOT permit had arrived and was in the package, which was handed out to board members. As well, his group had tried the break down proposed uses and calculate employee totals for each use, also in the package. He also included an impact statement with a deeper analysis of finances for building development over the next five years. Barrie Munro asked the board if this information satisfied the open items from the last meeting, and it seemed to. Steve Burns said that the department head sign-offs were still outstanding.

YVBC Architect Dave Gleason from Stratham, New Hampshire spoke next. Tom Manzi asked if he was aware that the neighboring Sanford Institution for Savings was going to be a brick building. Dave Gleason said he had heard the presentation about it at the last meeting. He said he was interested in making buildings that are compatible with York. Each of the six buildings will have individual character. He showed the board construction drawings of the first building. The siding will be in off-white Hearty Plank shakes with charcoal gray architectural roofing shingles. Tom Manzi asked about shelter for the pedestrians. He referred to shopping outlets in Kittery that have overhanging canopies above the buildings' sidewalks. Dave Gleason answered that it might be hard to do because parts of the YVBC building are recessed. Glenn Farrell noted that this first building is the one most people will be likely to see. He suggested putting grills in the windows for a colonial appearance. Lee Corbin asked if some doorways will go onto hallways, or if doorways will go directly into stores. Jim Hanley answered that it depends on who the tenants are. Barrie Munro asked about exhaust chimneys, and Jim Hanley said they would also be located according to the tenants' needs. Tom Manzi asked about the landscaping in the right-of-way between the Business Center and the Institution for Savings. Landscape architect Terrance Parker went directly to the table and spoke about his plans directly to the board members. They seemed to be in agreement with his proposal.

Glenn Farrell commented to the applicant that he had been well represented by Jim Hanley, specifying that Jim always has the ability to come right back to the board with required information and answers quickly. Jim Hanley asked if copies of the tape were available.

**Motion** Glenn Farrell moved to approve the application as submitted with the Findings of Fact and conditions, including the pre-blast survey.

Jim Hanley interrupted the voting process to ask if the board agreed to the review of Building 1. Steve Burns answered that the board would give the applicant a letter approving Building 1.

Michelle Moody seconded the motion, which passed, 5-0.

**Jeremiah Campbell 1537 U.S. Route One. Map & Lot 0010-0007-B. Re-application for Route One Use Permit to expand existing retail business. Check for completeness.**

Steve Burns said that the application had come before the board a few years ago, but the project did not get built in time and was back for re-review. Project Engineer JoAnn Fryer of CLD Engineering represented the applicant. She pointed out the residence above the garage and the retail space next to the garage. The parking lot has been moved farther away from Route 1 than it was. Sixteen spaces are provided. Fifteen are necessary. There was discussion about directing cars onto the public side of the building, away from the owner's entrance. Michelle Moody suggested a putting up an entrance sign.

**Motion** Glenn Farrell moved to accept the application as complete for purposes of review. Tom Manzi seconded the motion. It passed 5-0.

Steve Burns recommended making the application an amendment to the old site plan. He told the applicant they would be on the agenda for the January 12 meeting.

**KSB. (Kennebunk Savings Bank) Discuss final site inspection and occupancy permit.**

Barrie Munro referred to the Steve Burns's Memo to Barrie Munro dated December 8, 2005, on the work at KSB. It said that some things are incomplete like the veneer on the chimney, the pavement striping, and a few other details. Clapboard siding is being used temporarily in places where stonework will be put in the spring. The planning office had received a check from the applicant to assure that the work would be completed.

**Motion** Glenn Farrell moved that the Planning Board feels that the work complies with the board's site inspection requirement. The applicant is required by the end of June, 2006, to comply with the items on the itemized cost list that they have provided to Steve Burns, and that they have given \$50,000 to take care of. Tom Manzi seconded the motion, which passed, 5-0.

## **Workshop Business**

### **Discuss Work Priorities for the Coming Year**

The initial discussion was about design standards. Steve Burns said that the Falmouth Planning Board has design standard guidelines. Barrie Munroe said that the standards should be made as part of subdivision site plan standards. Steve Burns said he could put in a budget request on the May referendum for facilitating a change. Photographs of and what is good next to those of what is bad would be the best way to approach standards, he said.

Speaking about **Ordinance Amendments for May 2005**, Steve Burns said a lot coverage and building size standard could go on the May referendum. Hopefully, one set of calculations will fit into all the different zones. The B&B situation in the Beach needs revitalization. He said that the Planning Board has to decide whether or not to support the Conservation Commission's request for change for septic systems setbacks in the Shoreland Zone. In his memo of December 12, 2005, to the Planning Board, he attached draft language for four Proposed Ordinance Amendments: Residential Growth, Lot Coverage Standards, Project Inspection, and a Condo Conversion Fix.

### **Status Report on the Comp Plan Inventory & Analysis Update. A. Overview, B. Natural Resources Chapter, C. Historical and Archeological Resources Chapter, and D. Municipal Capacity.**

Barrie Munro said he did not understand how to apply the Natural Resources Chapter of the Inventory and Analysis portion of the Comp Plan. Steve Burns said that is done with Policies. He said the whole inventory is close to being finished, which would be a good goal for the year. The Municipal Capacity chapter is the last key piece of Inventory & Analysis. It is influenced by police, fire, recreation, and senior center. The board has to know what municipal limits are. The watershed bodies should be considered the natural boundaries for zoning. Barrie Munro replied that the Comp Plan says the zones should reflect what is on the land. Steve Burns said to replicate the zoning, if it does not make sense on the natural level. The drainage study should be released next summer, he said. The conversation moved to York Revitalization. Steve Burns said that the board is waiting for the commission to give the board information. Tom Manzi thought it an oxymoron that revitalization for the Beach (the town part) is bad revitalization for the Beach (the sand part). Regarding ground water and the geology chapters Steve Burns said that someone had agreed to write the geology chapter, which would be important to anyone buying a house

## **Minutes**

### **Review minutes of October 20 and November 10, 2005**

The October 20, 2005 minutes were reviewed.

**Motion** Glenn Farrell moved to accept the October 20, 2005 minutes as written. Tom Manzi seconded the motion, which passed, 4-0 (as four members from that meeting were present).

The November 10, 2005 Minutes were reviewed. Michelle Moody had a few typographical errors that she handed to the secretary after the meeting.

**Motion** Tom Manzi moved to accept the November 10, 2005 minutes as corrected. Michelle Moody seconded the motion, which passed, 4-0 (alternates had replaced Glenn Farrell and Richard Smith at the November 10 meeting).

## **Other Business**

Steve Burns said that Seacoast Donuts would be before the Appeals Board on December 28.

Steve Burns said that there was a request to extend approval for the Cape Neddick Village project, which had not expired and will not until May because the applicant has a year to begin.

**Motion** Glenn Farrell moved to defer the Cape Neddick Village project until April. Barrie Munro seconded the motion, which passed, 5-0.

**In other business, Claude Beamis** told the board that after eight months of getting his condo together (an 1880 building he was condominiumizing in its entirety), and then having the condo regulations changed, he found out the only thing he can do is tear the building down, because he does not meet the building codes. Tim DeCoteau told him he would not approve it. Steve Burns said that the decision goes to CEO instead of to the Planning Board, as it used to. Steve Burns said that this was the third time people had come to him with this problem. The Planning Board had tried to get it off the ballot because of its flaws, but it was kept on it. Steve recommended that Claude Beamis go to the Board of Appeals with the problem.

## **Adjourn**

The meeting ended at 9:30.